



# Meeting Notes

## Housing Focus Group Meeting

**9:00 a.m. – Wednesday, June 24, 2009**

APS Conference Room, 101 West Cherry Ave, Flagstaff, AZ

1. Welcome and Introductions  
Meeting was called to order by Chair Brad Dixon at 8:30 a.m.

In attendance:

Brad Dixon

Ed Larsen, City of Flagstaff

John Goodwin

Duffie Westheimer

Rick Natenberg

Celia Barotz

Davonna McLaughlin

Amy Smith

Erika Mazza, City of Flagstaff

Georgia Duncan

Laura Myers

Helen Hudgens-Ferrell

Art Babbitt

Kara Kelty

Brandon Rabidou

Lisa Wise

Any Sinsheimer

2. Ground Rules

Mr. Dixon went over the Ground Rules for the Group and asked that they stay focused on issues identified at the previous meeting.

3. Mr. Roger Eastman presented an overview of Transect mapping and a video was viewed by the Group.

Questions and Comments made by the Group members were:

- Where will form-based codes be applied in Flagstaff?
- Is there a code for transects?
- 
- How is this related to Housing?
- One advantage is that it allows for various types of buildings

Chair Brad Dixon asked to have a presentation on form based coding at the next meeting to give the Group a better understanding of what it entails.

4. Discussion on issues identified: At the last meeting the Group was asked to prioritize the top 5 issues that they had identified as issues for further discussion and new items that were added. The issues were listed on the board and by a show of hands the Group prioritized these issues.

## FURTHER DISCUSSION:

1. Housing affordability – work force (owner/rental) (11)
2. Community desires (what are they?) – Density (where housing is & should be in future) (5)
3. Developers options (ADU's, flexible) (7)
4. Encourage owner occupied (rentals) through design, "policy" (5)
5. Transitional housing (3)
6. P.M.O. (Separate issue)
7. Rio Project – Southside (5)
8. "McMansions" conversion (2)
9. Rethink planned options (1)

## NEW ITEMS:

1. Housing "scalable" to neighborhood. McMansions ()
2. Tools in regulatory document ()
3. New ideas for affordable housing incentives (8)
4. Infill (tear down policy) (3)
5. Affordable – resource protection (lot coverage) (5)
6. Co-Housing (1)
7. Integration of policy (affordable) (2) Needs to be included
8. Manufactured housing replacement (2)
9. Limitation on floor area – SFR (1)

Housing affordability was rated as the top issue and several questions/comments were raised:

- Whether the current policy was working and if not, why not?
- Need to determine whether policy should be included in the Code
- Discussion that policy is needed to enforce the Code
  - Incentives for affordable housing would be included in the code
  - Policy should be written so it can be modified/updated
  - Density bonuses are essential in the housing policy
- Regional Plan Housing Policy Focus Group will be meeting Jan/Feb 2010
- Affordable housing should not be precluded in any district
- Prop 207 was discussed briefly on how it applies to development
- Consideration should be given to the student housing issue – especially in places like Southside
- Homework was assigned to the Group:
  - Review housing documents on the Flagstaff website and provide feedback for the next meeting
  - Prepare to discuss affordable housing incentives
- RESOLVED – Housing policy for the City of Flagstaff must be included in the Regional Plan (not the zoning code), and the policy must be implemented through the zoning code.
- All links to documents on the website work
- Given the need to complete the group's work by the end of July, additional weekly meetings will be scheduled. Try and find a better meeting location (Library community room?)

4. Next Meeting: Wednesday, June 24, 2009, 8:30 a.m.

5. Adjournment at 10:00 a.m.